



PASSION
GROUP



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COME, BE A PART OF OUR DREAM PROJECT
THAT IS ALL SET TO
CHANGE THE FACE OF KANPUR

पैशन रियल स्टेट की नींव में है इसके सस्थापक के उसूल , उनकी विचारधारा जो कहती है की " कोई भी इंसान अपना घर शायद जीवन में एक बार ही खरीदता है , और उसे खरीदने के लिए वो उम्र भर की जमा पूँजी का निवेश कर देता है , इस नाते हमारी मूलभूत जिम्मेदारी है की हम उसे सर्वोत्तम उपलब्ध कराएँ " यही वो सिद्धांत है जो हमारे काम को जूनून में बदल देता है , हमारा इमानदार प्रयास होता है की हम अपने ग्राहक को बेहतरीन डिजाईन , उच्च स्तर का निर्माण और सुरक्षित निवेश का अवसर प्रदान करें। इसके अलावा हम समय पर कार्य की पूर्णताव निरंतर सहयोग व सहायता पर भी जोर देते हैं।

पैशन रॉयल कॉटेजेस शहर में अपने तरह की इकलौती आधुनिक टाउनशिप है जहां 200 से अधिक मकान , प्लॉट्स , विशाल हरे भरे बागीचे , क्लब हाउस , वैलनेस केंद्र (कमर्शियल) व शौपिंग काम्प्लेक्स स्थित हैं । रॉयल कॉटेजेस एक सुनियोजित योजना है जिसका जिसका आधार हमारे वो सिद्धांत और लक्ष्य हैं जिनसे हमारी पहचान है ।

गुणवत्ता में हमारा विश्वास आपको देता है उत्तम डिजाईन ,सुनियोजित शहरी व्यवस्था व निर्माण । इस सबसे पर हम विशेष ध्यान रखते हैं अपने उस वादे का जिसमे हमें बरकरार रखना है प्राकृतिक सौन्दर्य को ,और सिद्ध करना है। इस सत्य को की शहरी जीवन और प्रकृति के बीच तालमेल संभव है ।

ये प्रोजेक्ट हिस्सा है हमारे उस दूरगामी सपने का जिसमे हम बनाना चाहते हैं कानपुर शहर को पूर्ण विकसित रिहायशी व्यापारिक केंद्र, भारत का. पैशन रॉयल कोटेजेस स्थित है सिंहपुर में ,जो पहले से ही कानपुर का सबसे तेजी से उभरता हुआ रिहायशी छेत्र है । रॉयल कोटेजेस के माध्यम से हम न सिर्फ आपके रहने के लिए एक आशियाना मुहैया कराते है वरन आपको निवेश का भी सुरक्षित और सुनहरा अवसर देते हैं., एक ऐसा निवेश जो भविष्य में आपको दे अधिकतम लाभ ।

A Dream for The New Kanpur

Passion Real-Estate is built on the values of its founder that a person buys a house only once in his lifetime and invests almost all of his life savings on it, so it becomes our utmost responsibility to provide him the best of the best'.

This ideology drives everything we do at Passion. We leave no stone unturned to provide our customers a cutting edge design, high quality construction, a good investment opportunity, on-time delivery as well as great after sales services.

Passion Royal Cottages is the first of its kind modern township in Kanpur, comprising of more than 200 row-houses and plots, large green gardens, a clubhouse, a wellness centre (commercial), and a shopping complex.

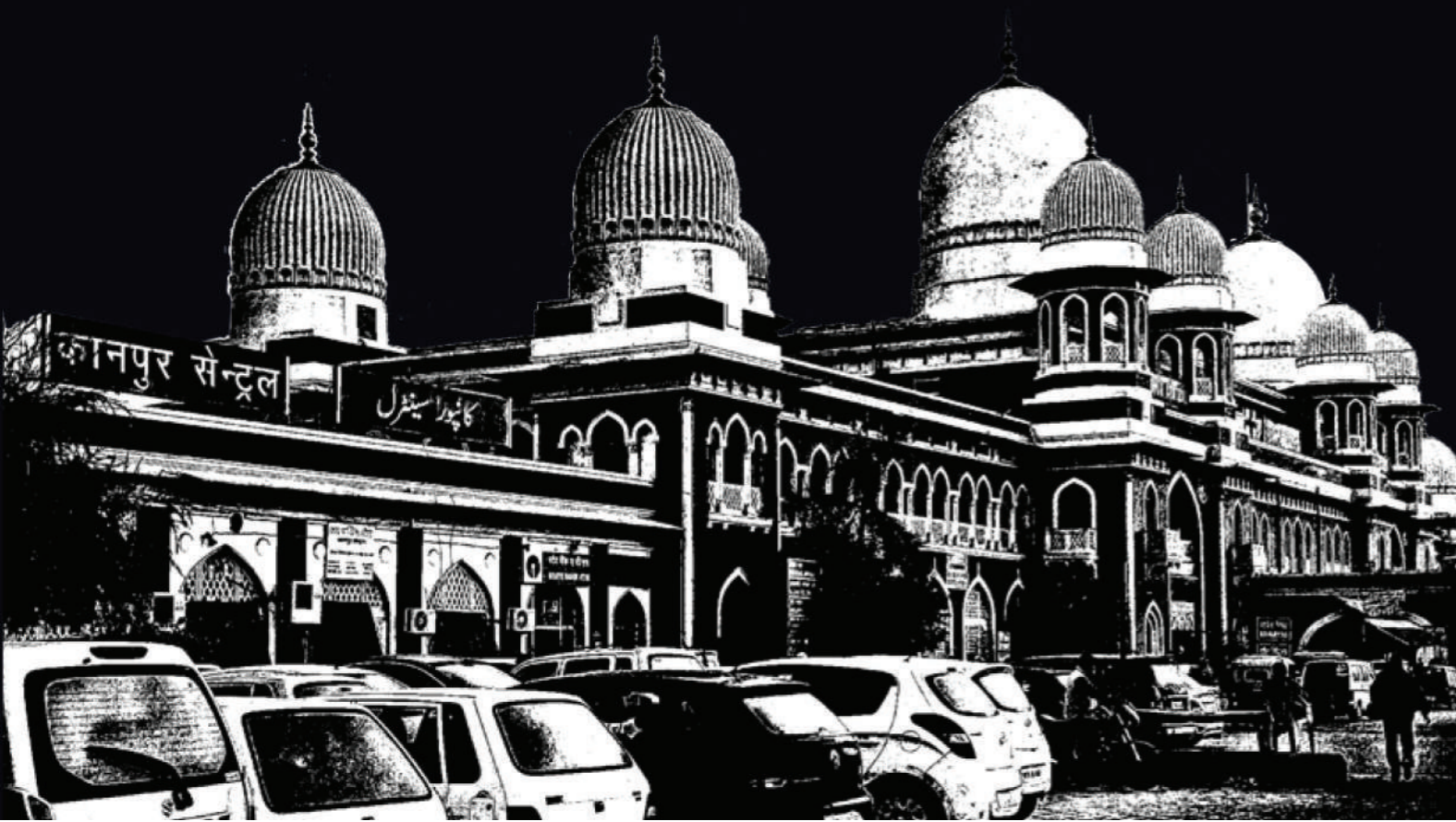
It is consciously planned based on the values and goals that have defined us since the beginning. We have adhered to our long held belief in Quality by investing in the best minds for design, urban-planning and construction.

Come, be a part of our dream project that is all set to change the face of Kanpur

Moreover, we have maintained our promise to sustain and emphasize the natural beauty of the site, so that 'Royal Cottages' remains proof that urban life and natural beauty can remain in perfect harmony. It becomes a part of our bigger dream of developing the new Kanpur City as one of the most advanced residential and commercial hubs in India.

Passion Royal Cottages is based in Singhpur, which is already one of the fastest growing residential hubs of Kanpur.

With 'Royal Cottages', we aim to not only provide our customers with a perfect abode to reside but also with an opportunity of investment which can provide a high rate of return in the future.



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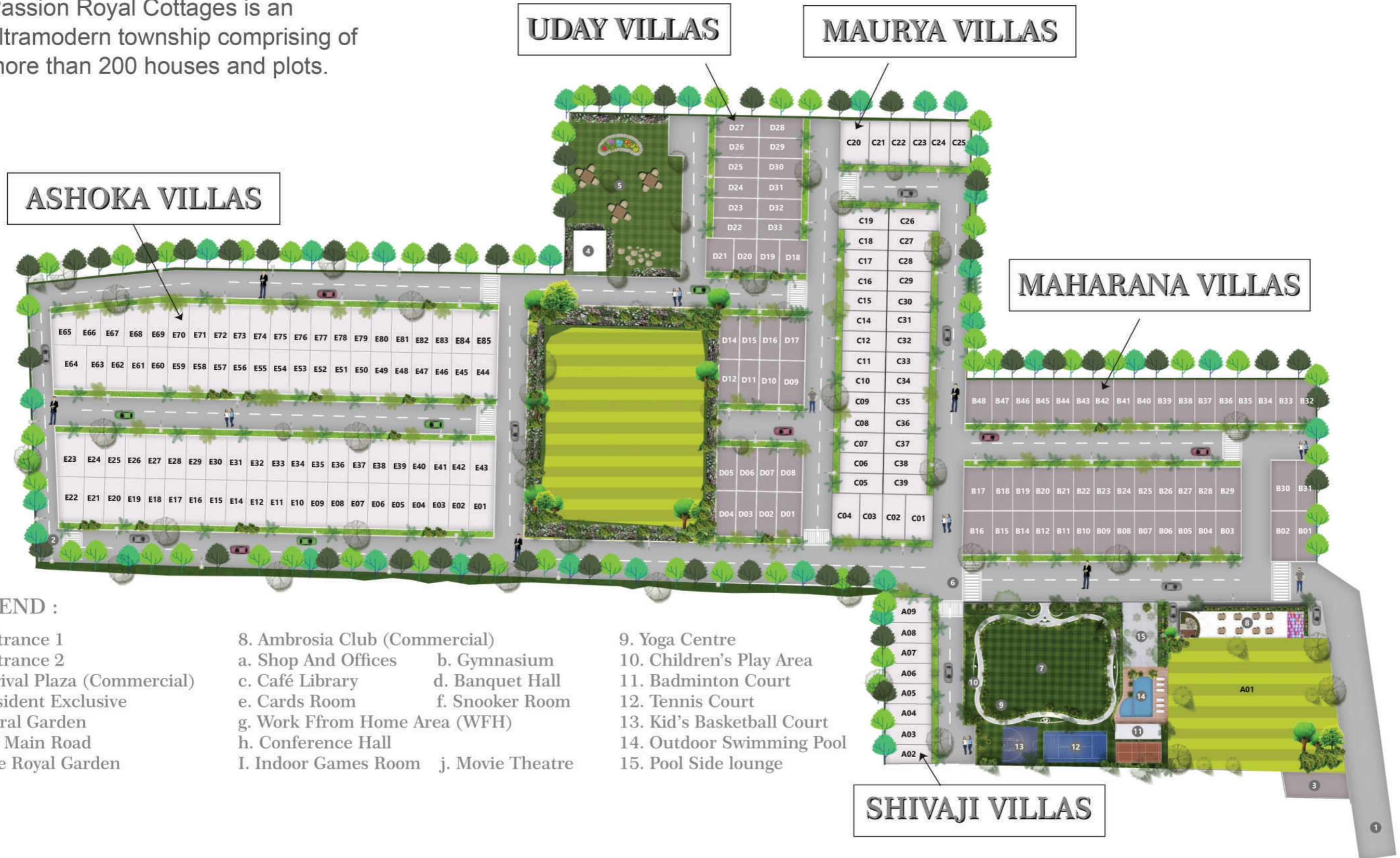
RC RETAIL COURT

(Resident Shopping Complex)

1.

MASTERPLAN

Passion Royal Cottages is an ultramodern township comprising of more than 200 houses and plots.



LEGEND :

- 1. Entrance 1
- 2. Entrance 2
- 3. Arrival Plaza (Commercial)
- 4. Resident Exclusive
- 5. Floral Garden
- 6. RC Main Road
- 7. The Royal Garden

- 8. Ambrosia Club (Commercial)
 - a. Shop And Offices
 - b. Gymnasium
 - c. Café Library
 - d. Banquet Hall
 - e. Cards Room
 - f. Snooker Room
 - g. Work Ffrom Home Area (WFH)
 - h. Conference Hall
 - I. Indoor Games Room
 - j. Movie Theatre

- 9. Yoga Centre
- 10. Children's Play Area
- 11. Badminton Court
- 12. Tennis Court
- 13. Kid's Basketball Court
- 14. Outdoor Swimming Pool
- 15. Pool Side lounge

A Sangam' of 3 Roads meeting at Passion Royal Cottages

Royal Cottages is located at the corner of the prominent Singhpur intersection. It is specifically located at the centre of 3 roads which join the prime areas of Kanpur.

- The first road directly meets Vishnupuri.
- The second road directly meets Azaad Nagar.
- The third proposed road meets GT Road.

As a result, all parts of the city are within convenient reach. Moreover, the roads surrounding the Royal Cottages are wide roads making the journey to and from Royal Cottages easy and relaxed.

रॉयल कोटेजेस स्थित है मुख्य सिंहपुर चौराहे के किनारे,इसकी लोकेशन भी इसकी विशेषता है जो तीन प्रमुख इलाकों के मध्य में है।

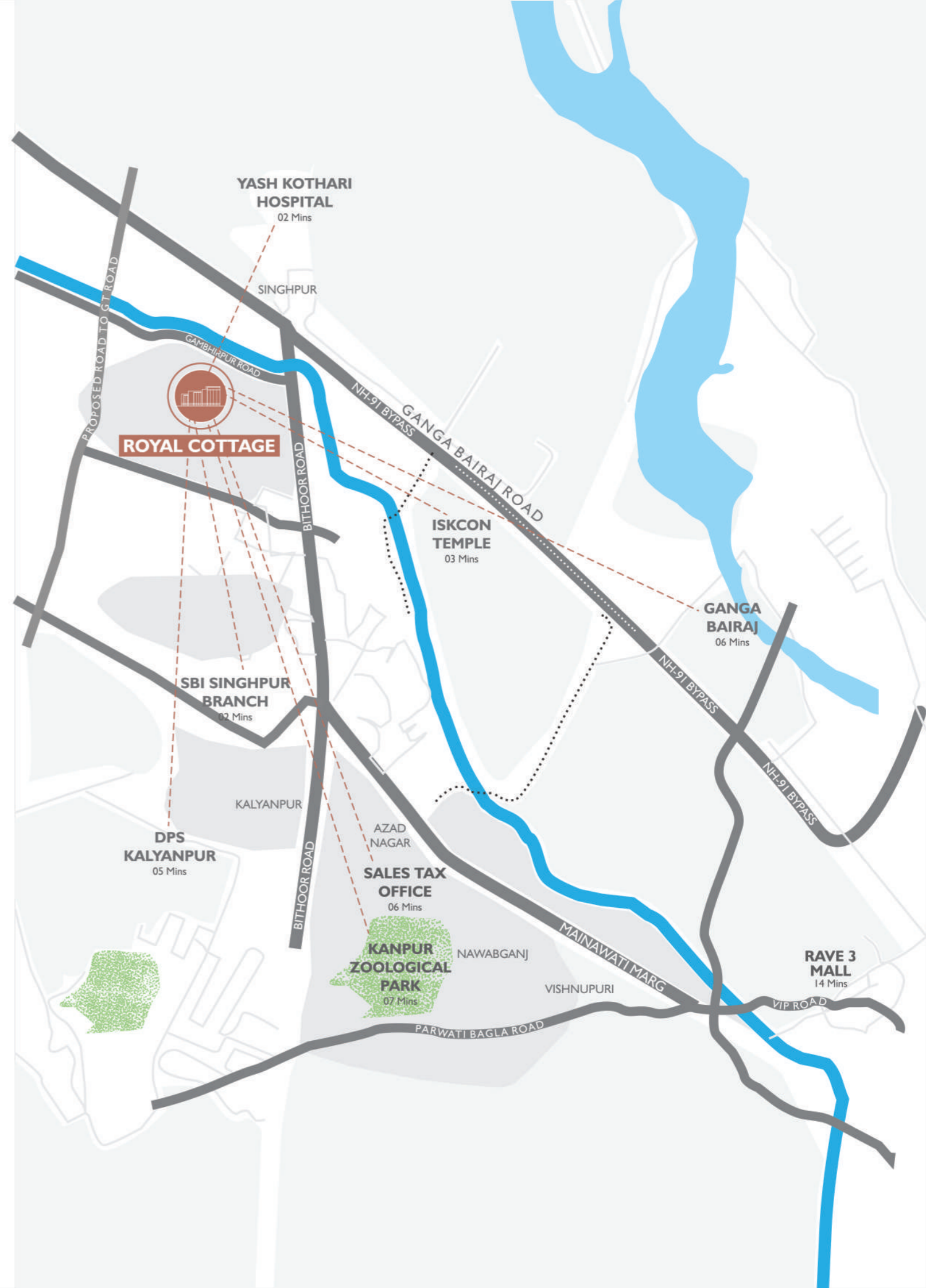
पहला मार्ग सीधे विष्णुपुरी जाता है ,दूसरा मार्ग आजाद नगर जाता है एवं तीसरा मार्ग(प्रस्तावित) GT रोड से मिलेगा ।

परिणाम स्वरुप कानपुर शहर के हर हिस्से में पहुंचना बेहद सुविधाजनक है रोयेलकोटेजेस के चारो ओर की सड़कें चौड़ी हैं अतः रॉयल कोटेजेस आना जाना बेहद सुगम और आरामदायक है ।



10 MINS	14 MINS	07 MINS	05 MINS	5 MINS	05 MINS	08 MINS	02 MINS	06 MINS
Parvati Bagla Road	Rave 3 Mall	Kanpur Zoo	DPS Kalyanpur School	Kalyanpur Metro Station	GT Road	Lucknow Highway	Yash Kothari hospital	Ganga Bairaj

*Source approximate time. might vary



Singhpur - The Fastest Growing Residential Hub in Kanpur

'Passion Royal Cottages' is located at the Singhpur Intersection, which is currently one of the fastest growing real-estate hubs in Kanpur.

The area surrounding the 'Royal Cottages' has already seen huge investments in Commercial and Residential Properties. Various world-class schools, high rise residential apartments, hotels, amusement parks, banquet halls, restaurants and hospitals are being built within close proximity to the site.

सिंहपुर कानपुर शहर का सबसे तेजी से विकसित होने वाला रिहायशी इलाका रॉयल कोटेजेस इसी सिंहपुर चौराहे पर स्थित है रॉयल कोटेजेस के आसपास के इलाके में व्यावसायिक व रिहायशी संपत्ति में भारी संख्या में निवेश देखा जा रहा है। विश्वस्तरीय स्कूल बहुमंजिली इमारतें होटल्स मनोरंजन पार्क, जलसा घर, रेस्टोरेंट और हस्पताल आदि का विकास रॉयल कोटेजेस के समीप बहुत तेजी से हो रहा है।

Big. Bigger. Biggest.



Seleqtions By Taj Group Of Hotels

Kanpur's largest hotel with 104 rooms coming up within 500m of Royal Cottages.



Paras Yash Kothari Hospital

Kanpur's largest hospital with 400 beds coming up just opposite of Royal Cottages.



DPS Kalyanpur

Kanpur's largest school is only 2 km away from Royal Cottages.

Source: <https://www.ihcltata.com/press-room/ihcl-debuts-in-kanpur-with-the-signing-of-a-seleqtions-hotel>
<https://www.biospectrumindia.com/news/77/19395/paras-healthcare-launches-400-bed-hospital-in-kanpur.html>
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2.

THE ROYAL COTTAGES

The houses of Passion Royal Cottages are exclusive residential enclaves designed by the best minds in the industry. Years of research, planning and development have gone into creating these masterpieces.



The Cottages

The floor map of the houses are designed after thorough research into the lifestyles of an Indian family. While designing the interiors of Royal Cottages, we have given special focus on achieving a perfect balance between privacy of individual family members and a feeling of togetherness between them.



Bedroom 1 on Ground Floor



Drawing Room on Ground Floor

Kitchen on Ground Floor



Staircase Area on Ground Floor



Bedroom 2 on First Floor

The Cottages

All the bedrooms in 'Royal cottages' are of large sizes with attached bathroom and dressing room so that everyone in the house can feel like a master.

Each floor of the house has a separate lobby and a large open balcony/terrace of itself so that everyone in the house can have a separate space for themselves.



Living Room on First Floor



Living Room on Second Floor



Room 3 (Master) on First Floor



Bedroom 4 on Second Floor

Zacuzzi on Second Floor

FLOOR MAPS

The Thought Process Behind The Layout

The floor map of the houses are designed after thorough research into the lifestyles of an Indian family. While designing the interiors of Royal Cottages, we have given special focus on achieving a perfect balance between privacy of individual family members and a feeling of togetherness between them.

For example, each floor of the house has a separate lobby of itself so that everyone, including kids, parents as well as the grandparents, can invite their friends over on a Saturday evening and can have a separate space each for themselves.

The kitchen has been specifically designed with an open concept and placed in the middle of the house, so that anyone cooking (generally moms) are not isolated from the rest of the house. A challenging part for us was that the open kitchens are very hard to keep clean, so we designed the kitchen in such a way that it is open but still has an area of its own for a better and neat appearance of the kitchen.

Each floor of the Royal Cottages has also been given a large open balcony with seating arrangements in place so that you can have a separate area on each floor for let's say enjoying your evening tea in peace.

All the bedrooms in Royal cottages are of large sizes with attached bathroom and dressing room so that everyone in the house can feel like a master.

Moreover, the top floor has been designed with a large lobby and a terrace garden, so that you can enjoy the spectacular views of surrounding areas in the morning and have a sundowner party with your friends as well in the evening.

**The Design Team
Passion Royal Cottages**

Disclaimer: The sample villa as built on the project site/ the layout on the next pages are a prototype for representation only. The actual villa may vary based on plot size, specifications, site plans, layout plans etc. as approved by competent authority.

Artistic Impression. Read disclaimer on the last page



Ground Floor



First Floor



Second Floor

3.

CLUB AMBROSIA

Embodying Passion's commitment to holistic wellbeing, 'Royal Cottages' presents a number of facilities in the 'Ambrosia clubhouse and wellness centre' that help cover the ever increasing demands of the people for healthier lifestyle.

[Read disclaimer on the last page*](#)



Artistic Impression



OUTDOOR SWIMMING
POOL



BILLIARDS
ROOM



GYM
AREA



CARDS
ROOM



BANQUET
& CAFE



CONFERENCE
ROOM



WORLD-CLASS
OUTDOOR
SWIMMING POOL

Swim and relax in a luxuriously
designed outdoor swimming pool
only at Club Ambrosia

THE WELLNESS CENTRE

Gymnasium



Cafe

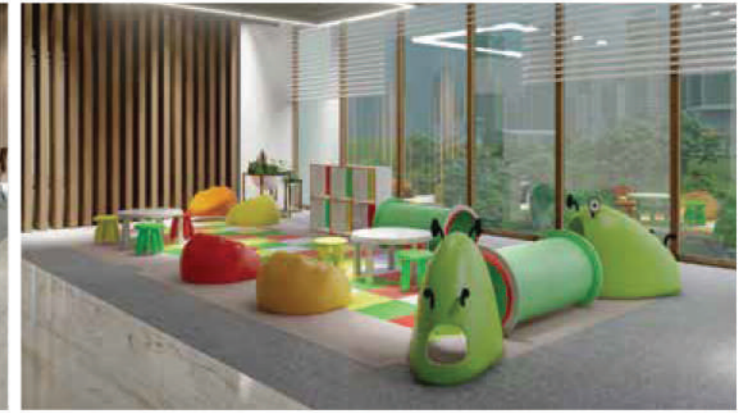


Banquet

THE CLUB HOUSE



Billiards Room



Kids Play Room



Cards Room



Work From Home Room



Conference Room




Theater



4. THE ROYAL GARDENS

Take a walk in the park, rejuvenate in the yoga studio, re-energize in the green garden, chat at the pool area, or just relax in the lush green environment at the tastefully landscaped 'Royal Garden'

Artistic Impression


OPEN SPACES


40 & 30FT WIDE ROAD


SECURED GATED COMMUNITY


COMPLETE CCTV SURVEILLANCE


SEWAGE TREATMENT PLANT


RAIN WATER HARVESTING


EFFECTIVE STREET LIGHTING


RETAINED TREES



Artist's Impression. Not an actual site photograph.

Pool Side Restaurant



Childrens Park



Badminton Court



Basketball Court



Tennis Court



Jogging Track



Yoga Centre



Stock Image



DEPARTMENTAL STORE



SALON



STATIONARY SHOP



OFFICE SPACE



RESTAURANTS



PHARMACY

5. RC RETAIL SHOPS

Know your grocer, barber, pharmacist and many other vendors to meet your daily needs at 'RC Retail Shops'. These exclusive shops are specifically placed at the entrance of the township for easy access from all areas.

Disclaimer: The commercial shops will be sold or rented out individually. The promoter has no liability if the retailer/vendor is not offering the same services/product(as shown above).

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BEYOND IMAGINATION...

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The commercial building and club are not part of common area. Club will owned and run by promoter only and will be available to allottees on membership basis. The promoter shall make rules and regulations for usage of club and the member(s) undertakes to abide by such rules and regulations

Please read the terms & conditions in the application form & agreement to sale."